



Elmwood Drive, Stoneleigh

The **PERSONAL** Agent



# Guide Price £725,000

## Freehold

- \*\*\* GUIDE PRICE £725,000 TO £750,000 - VENDOR SUITED ONWARD \*\*\*
- Ample Driveway + Attached Garage/Workshop.
- Entrance Hall
- Two Good Sized Reception Rooms
- Spacious Fully Fitted Kitchen
- Three Double Bedrooms
- Spacious Family Bathroom
- Stunning 150' Level Rear Garden
- Sought After Residential Road
- Attractive Semi Detached House



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A charming three bedroom semi-detached house that is sure to capture your heart! This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three double bedrooms, there's plenty of space for the whole family to unwind and make lasting memories.

The house features a spacious bathroom suite with a power shower, ensuring a refreshing start to your day. The boiler is only 5 years old and serviced annually with new radiators and thermostatic radiator valves provides efficient heating throughout the home, giving you peace of mind during the colder months. Additionally, the water softener adds a touch of luxury to your daily routine, leaving your skin and hair feeling

silky smooth.

One of the standout features of this property is the attached garage/workshop, offering ample storage space or the opportunity to indulge in DIY projects with scope for extension above and to the rear.

Outside, the expansive garden measuring 150' x 50' wide approx and provides a picturesque setting for outdoor gatherings, gardening enthusiasts, or simply basking in the sunshine on lazy afternoons.

Located in the sought-after area of Stoneleigh, this property combines comfort with convenience, being close to local amenities, schools, and transport links. Don't miss out on the chance to make this house your home - book a viewing today and step into a world of endless possibilities at Elmwood Drive!

Stoneleigh is a highly sought after residential area with a bustling Broadway of shops and restaurants at its heart, as well as a mainline railway station with services to Waterloo every twenty minutes. There is a choice of infant and junior schools within the immediate vicinity and the Historic Nonsuch Park runs alongside the South East side.

Both the M25 and A3 are easily accessible giving a straight forward route to London and both Heathrow and Gatwick international airports.

Epsom with its range of shops, restaurants, sports facilities, mainline railway station and theatre, as well as the Epsom Downs Racecourse which hosts the world renowned Derby Day is close by. Kingston offering a more comprehensive range of shops is also a short drive away.

Tenure - Freehold.







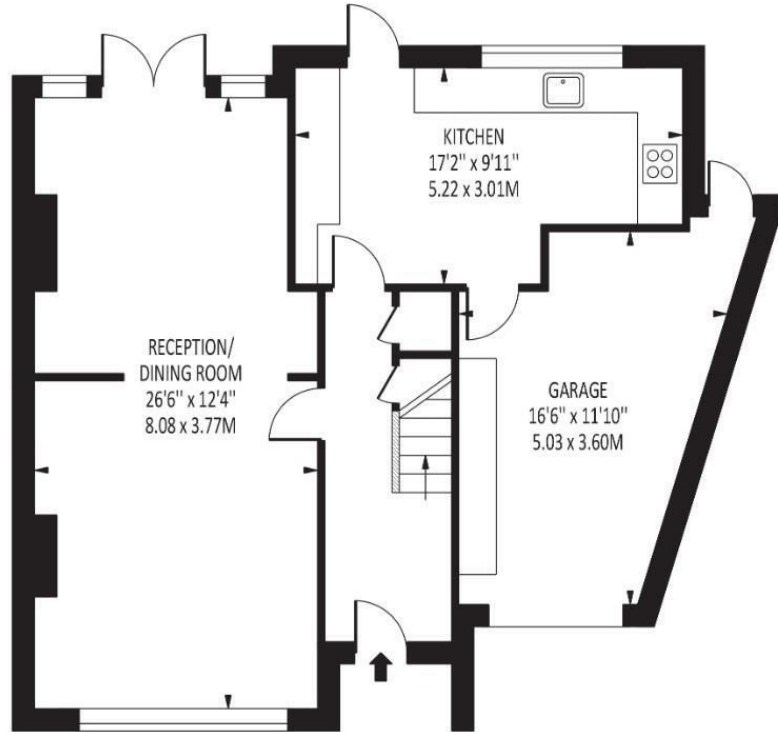


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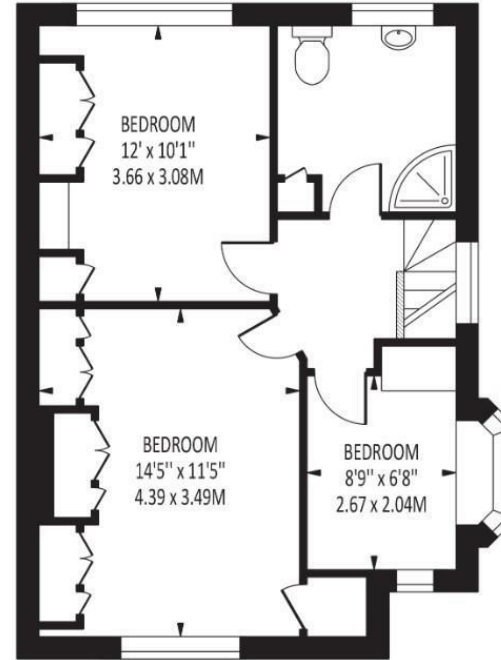


## Elmwood Drive

Total Area: 1227 SQ FT • 114.00 SQ M  
(Including Garage)  
Garage Area: 162 SQ FT • 15.06 SQ M



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Disclaimer: For Illustration Purposes only  
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.  
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.  
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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**Please Note:** Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.



